

此文件在 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

2025-04-16

This document is received on  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

# APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land  
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,  
or Renewal of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行  
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議\***

*\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

*\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：  
[https://www.tpb.gov.hk/tc/plan\\_application/apply.html](https://www.tpb.gov.hk/tc/plan_application/apply.html)

## **General Note and Annotation for the Form**

### **填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號



2500662

24.3.2025

By Post

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YC-PH/1063
	Date Received 收到日期	2025-04-16

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

港昇發展有限公司 / Consense Development Limited

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	元朗八鄉丈量約份第 111 約地段編號第 2813 號 (部份)、第 2823 號 (部份)、第 2825 號 (部份)、第 2826 號 (部份) 及毗鄰政府土地
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1610 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 110 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	465 sq.m 平方米 about 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S1YL - PH11
(e) Land use zone(s) involved 涉及的土地用途地帶	農業
(f) Current use(s) 現時用途	空置

(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)  
(如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

#### 4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified ..... "current land owner(s)"#  
已通知 ..... 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on \_\_\_\_\_ (DD/MM/YYYY)#&  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知&
- ☒ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)&  
於 31/3/2025 - 17/3/2025 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)&  
於 31/3/2025 - 17/3/2025 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)  
其他（請指明）
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



## 6. Type(s) of Application 申請類別

## (A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development  
擬議用途/發展

臨時私人停車場(只限私家車)及相關的填土工程(共期三年)

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for  
申請的許可有效期☒ year(s) 年 ..... 3 .....☐ month(s) 個月 .....

## (c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積

..... 1555 .....sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積

..... 55 .....sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目

..... 1 .....

Proposed domestic floor area 擬議住用樓面面積

..... / .....sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積

..... 110 .....sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積

..... 110 .....sq.m ☒ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

參閱布局設計圖

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位

..... 30 .....

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間 星期一至星期日及公眾假期 上午八時到下午六時																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 錦田公路經小路到達																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情    No 否 <input checked="" type="checkbox"/>																																
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是      No 否 <input type="checkbox"/>	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)  <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 1610 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 0.03 ..... m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0" style="width: 100%;"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas**  
**位於鄉郊地區或受規管地區臨時用途/發展的許可續期**

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>



**7. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

參閱申請理由

**8. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

☒ Applicant 申請人 / ☐ Authorised Agent 獲授權代理人

  
.....  
*Tang Sang Leung*  
.....  
Name in Block Letters  
姓名（請以正楷填寫）

*Consultant*  
.....  
Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

*Consense Development Limited*  
.....  
☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）



Date 日期

*17/13/2025*  
..... (DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	八鄉丈量約份第 111 約地段編號第 2813 号 (部份)、第 2823 号餘權 (部份)、第 2825 号 (部份)、第 2826 号 (部份) 及 10 比鄰政府土地
Site area 地盤面積	1610 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 465 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	S/YL - PH/11
Zoning 地帶	農業
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時私人停車場 (只限私家車及相關的土木工程 (為期三年))



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	110 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.068 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	4.5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	3.4 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		30
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		30
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明) 路綫圖, 填土範圍圖, 渠務設計圖, 消防裝置圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責，若有任何疑問，應查閱申請人提交的文件。

## 申請理由

根據城市規劃條例第 16 條作出規劃許可申請

第 2813 號 (部份)、第 2823 號餘段(部份)、第 2825 號(部份)、第 2826 號(部份)及

毗鄰政府土地

擬議臨時私人停車場(只限私家車)及相關的填土工程(為期三年)

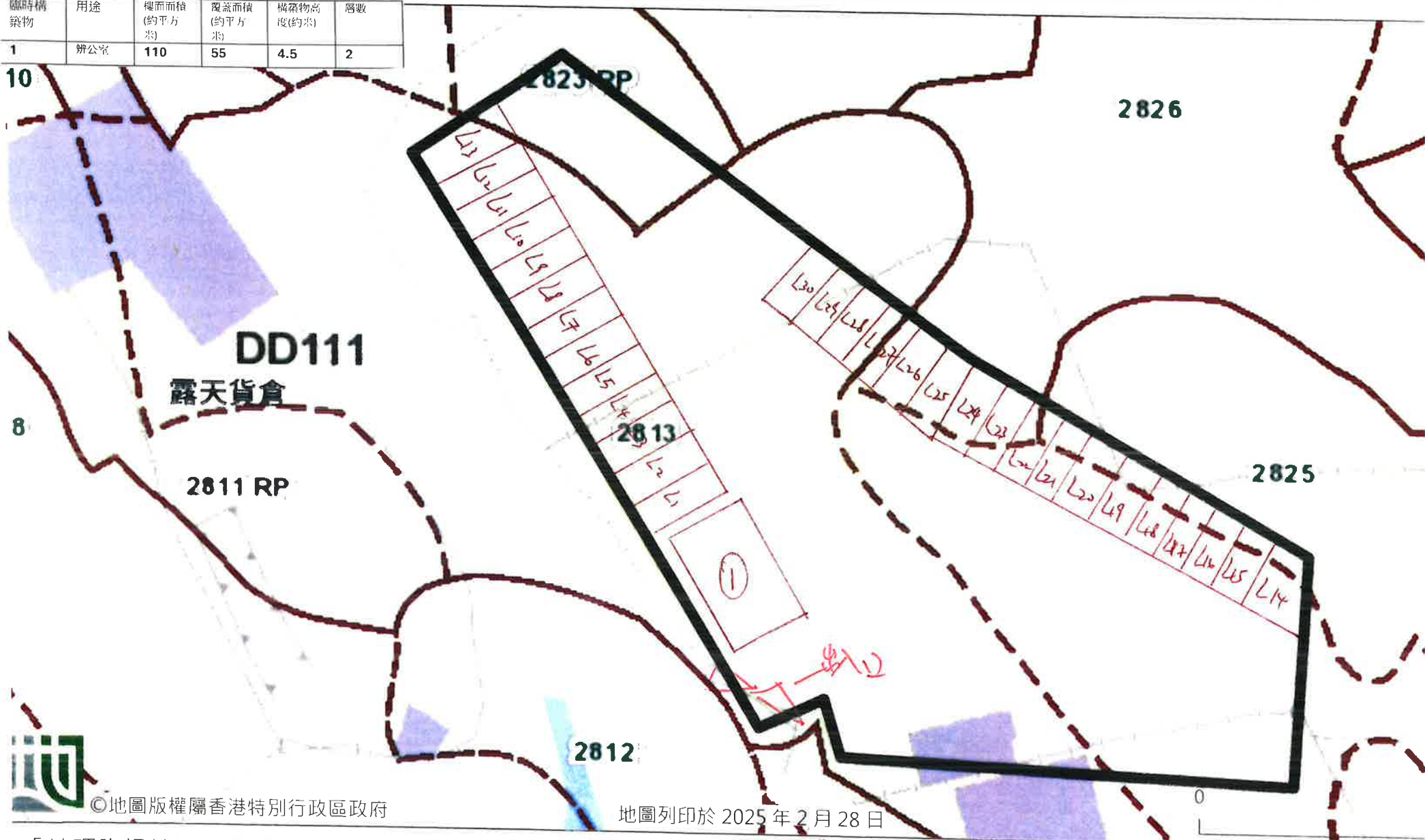
- 申請地點的面積約為 1610 平方米，根據八鄉分區計劃大綱草圖編號 S/YL-PH/11，申請地點現時被規劃作「農業」地帶。
- 本擬議發展為臨時性質，因此不會影響申請地點長遠待規劃意向。
- 擬議申請的停車場(只限私家車)在「農業」地帶，城市規劃委員會曾批准相類似，申請包括: A/YL-PH/1028 (2024 年 9 月 26 日獲批)。因此希望城市規劃委員會對本申請作出相同的對待。
- 申請地點因村民主要出入需以私家車作代步，主要服務對象為橫台山永寧里村民，公共交通工具站口較遠，隨著該區村民人口越來越多，繁忙時間更加難以乘搭公共交通工具。亦沒有足夠車位消化村民對停車位的需求。特設更多私家車停車位以租月形式出租，方便本村人使用。
- 申請地點會採用混凝土作平整物料，已填土厚度不超過 0.03 米，填土後高度為 34.4mpd，申請期限結束後會將混凝土打碎並運走，已使用混凝土平整的範圍不會再進行平整工程，希望合法化。
- 擬議用途的營業時間為星期一至星期日包括公眾假期上午八時至下午八時。
- 申請場地不會對外開放，亦不准許重型貨車進入場地。
- 場地足夠安排私家車進出場地。車輛機動空間直徑為 10 米。
- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗八鄉丈量約份第 111 約地段第 2813 號 (部份)、第 2823 號餘段(部份)、第 2825 號(部份)、第 2826 號(部



布局設計圖

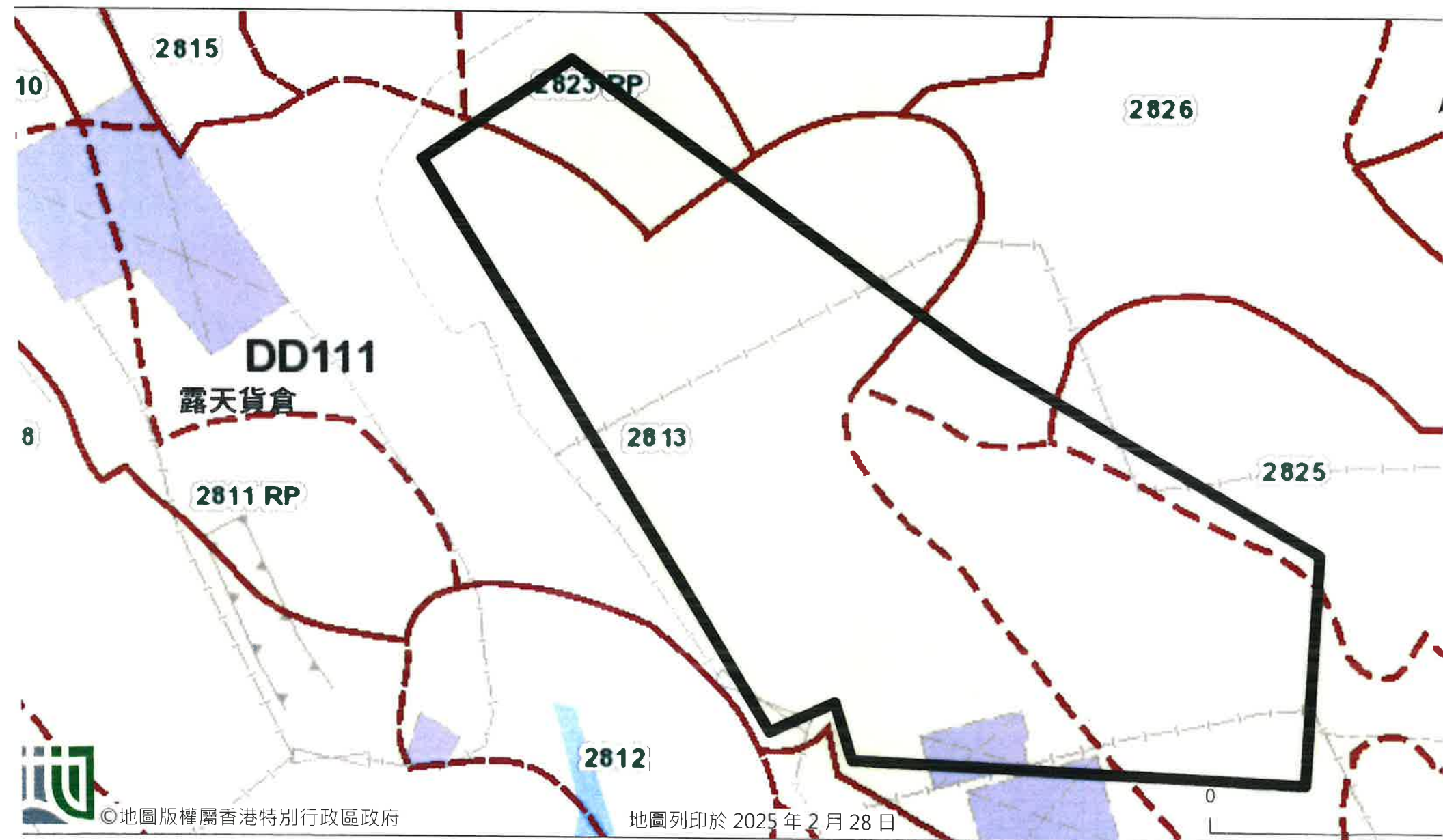
前往地圖: <https://www.map.gov.hk/gm/geo:22.4429,114.0983?z=564>

臨時構 築物	用途	樓面面積 (約平方 米)	覆蓋面積 (約平方 米)	構造物高 度(約米)	層數
1	辦公室	110	55	4.5	2

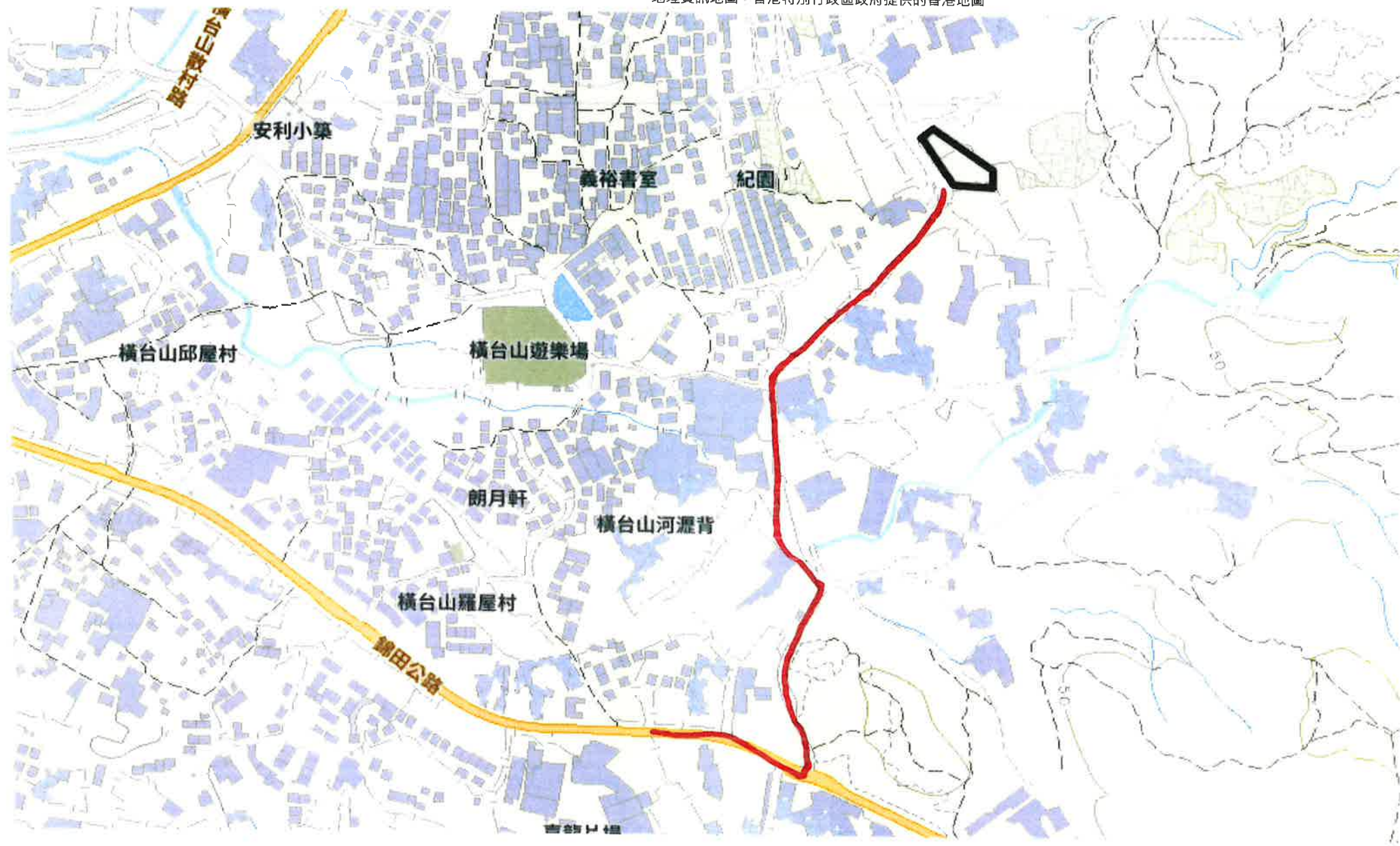


私家停車位四-四  
長5米 x 2米闊

申請範圍









## 出入車輛流量

時間和進入車輛次數如下：

08:00 至 20:00	估計約 25 輛車出入申請地點，5 車輛停泊。
20:00 至 08:00	估計約 5 輛車出入申請地點，25 車輛停泊

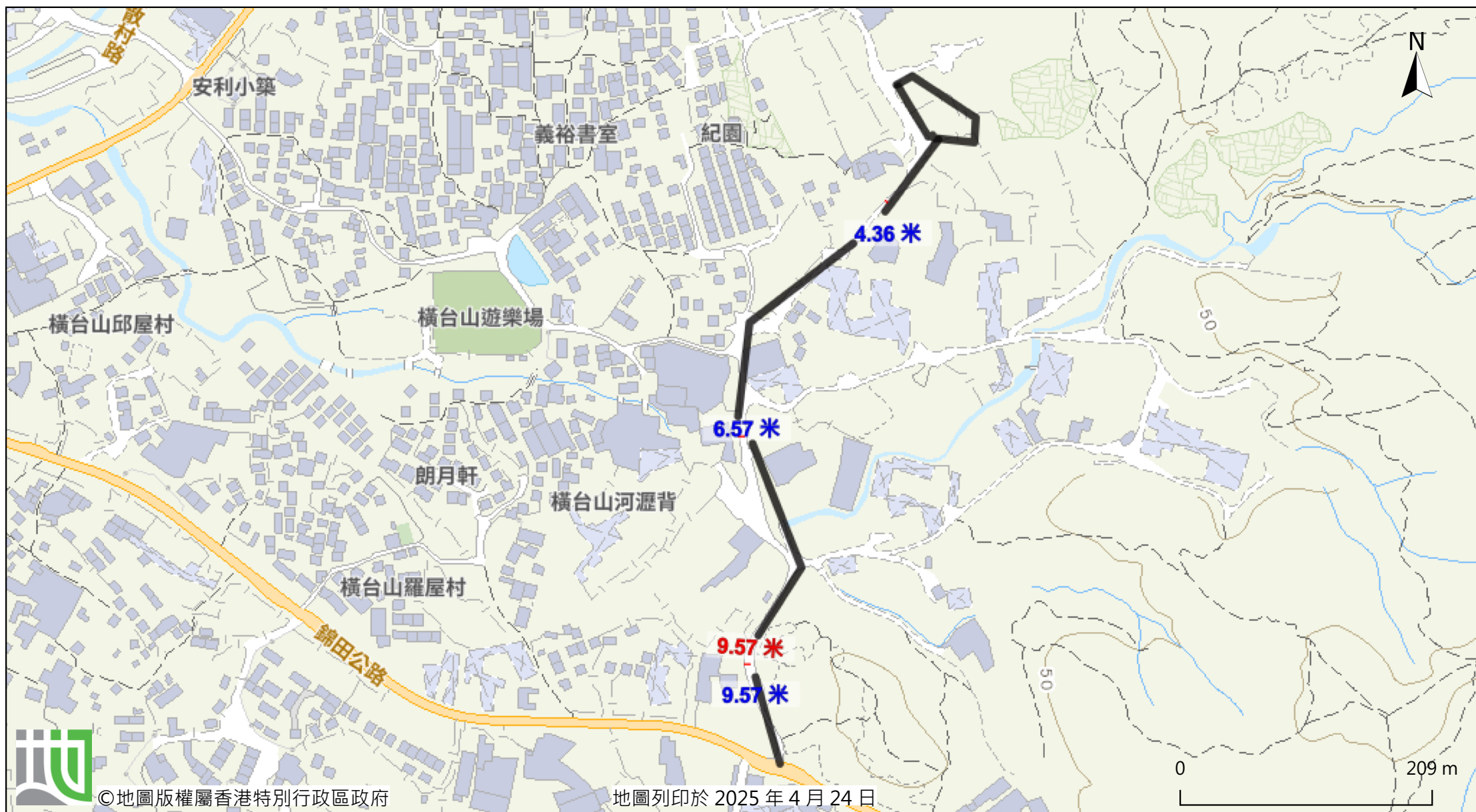
主要出入為 8 時-20 時，營業時間。其餘時間預計出入都是

為 1-5 架車進出，不會對周遭做成交通問題。

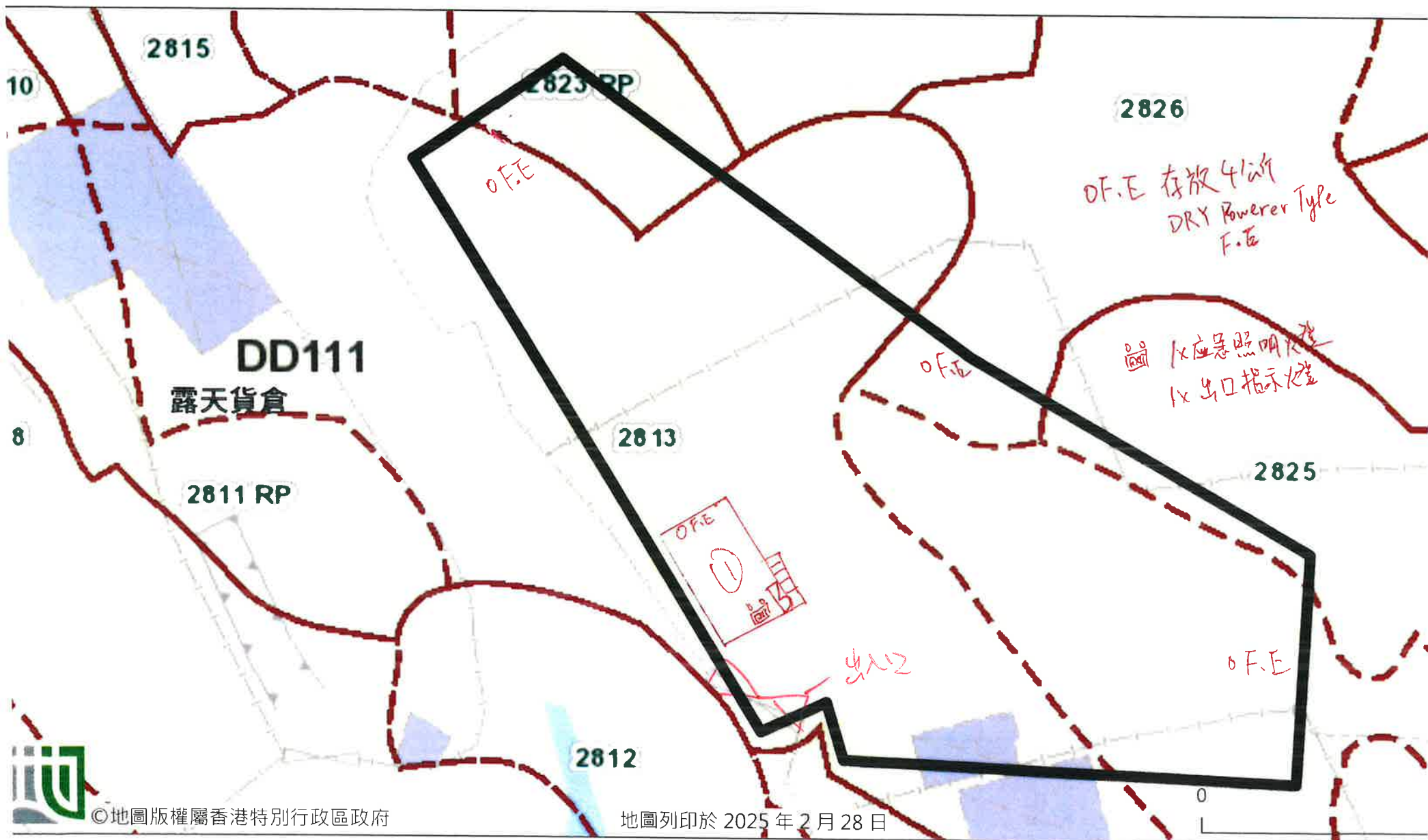
另外因為生意有限固流量不大。所以不會做成交通問題。

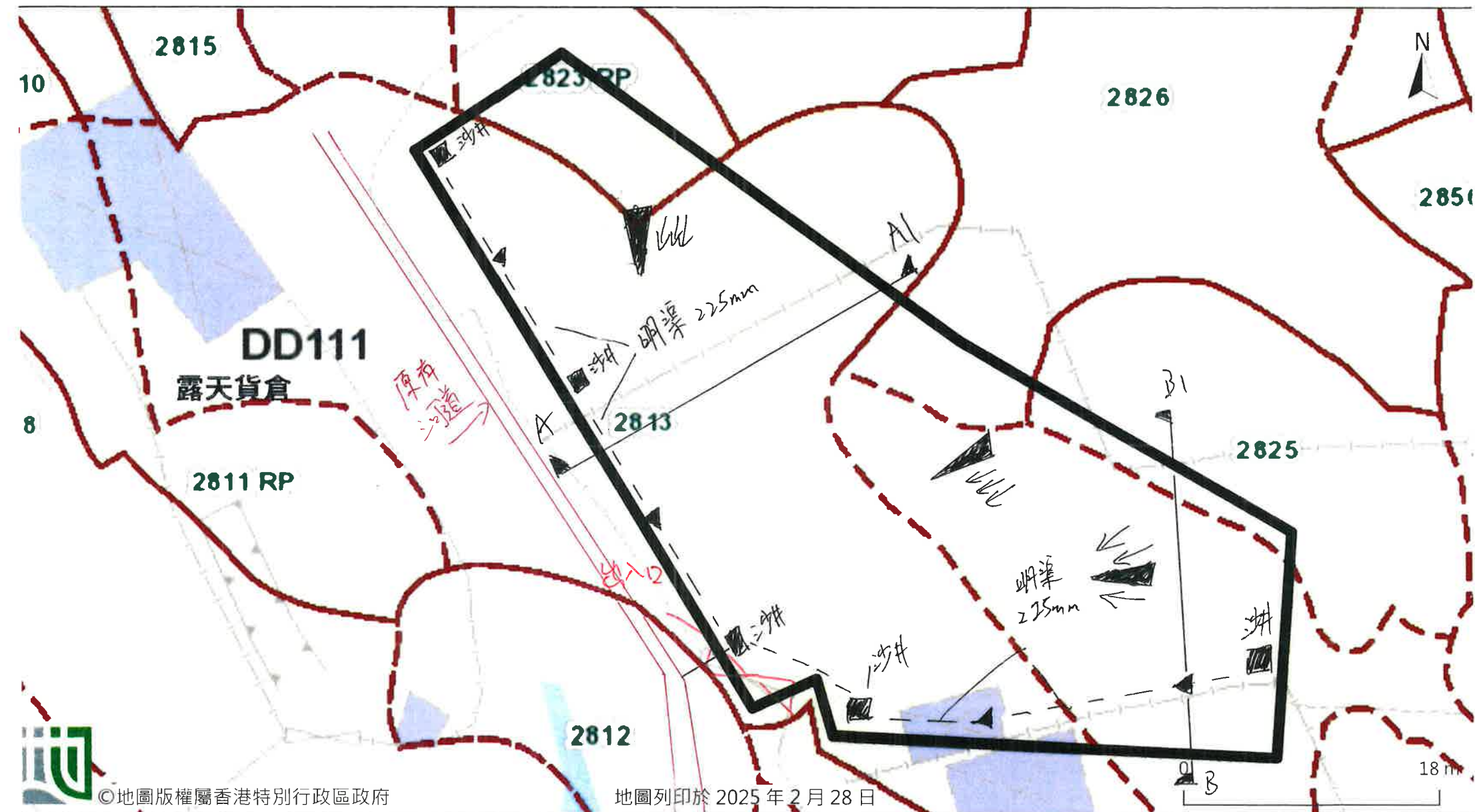
以下係主要行車路線出入口圖



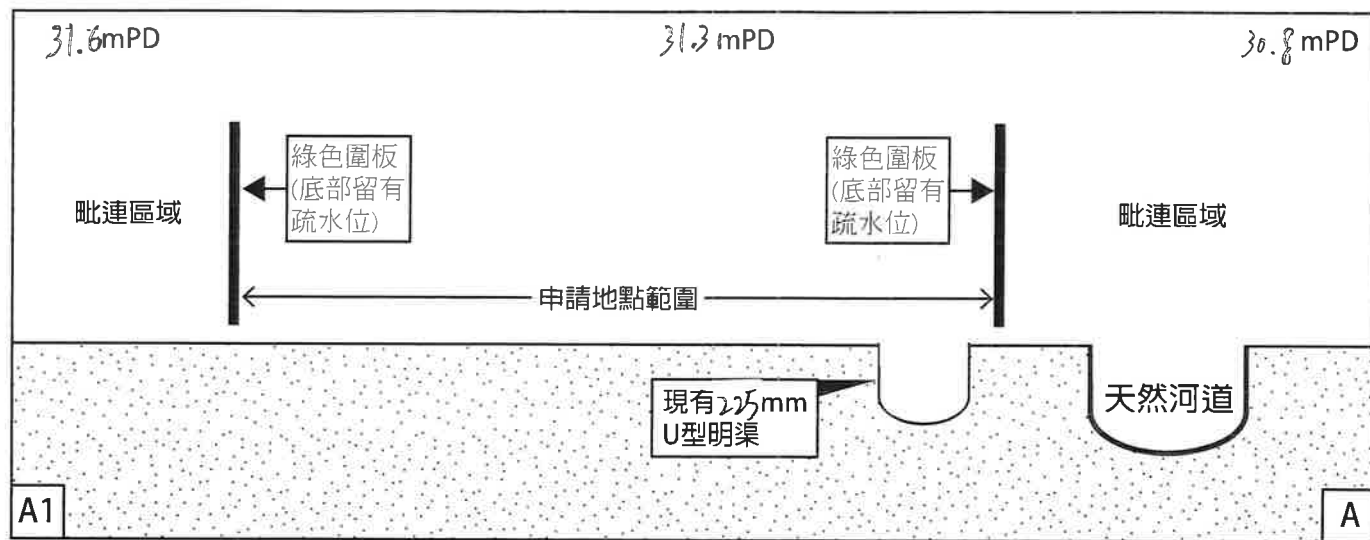




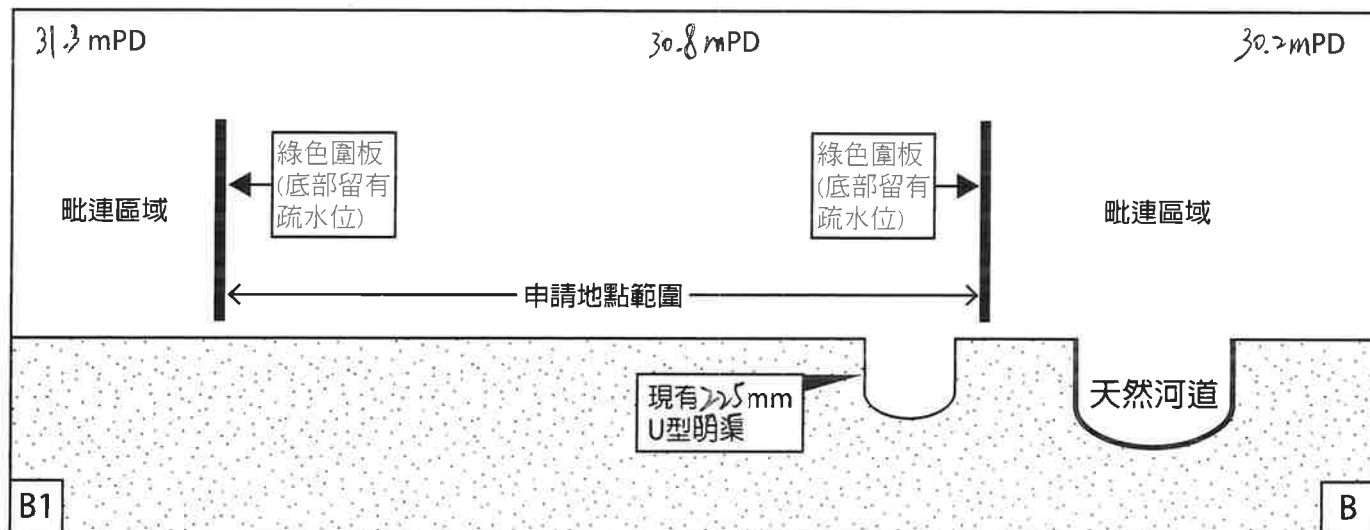




A - A1橫切面圖



B - B1橫切面圖



NOT TO SCALE



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

---

**From:** [REDACTED]  
**Sent:** 2025-04-24 星期四 10:48:12  
**To:** [REDACTED]  
**Subject:** PH/1063  
**Attachment:** 申請理由 2813.pdf; 車輛流量表.pdf; map - 2025-04-24T104331.006.pdf

致梁小姐

附加文件

Best regards  
sunny

---

From: [REDACTED]  
Sent: Wednesday, August 6, 2025 11:10 AM  
To: [REDACTED]  
Subject: A/YL-PH/1063

致梁小姐

- 1.有關構築物。會於通過規劃後會向地政署申請 stw/stt。
- 2.不會對周邊樹木進行破壞，會保留所有樹木。
- 3.因為電力申請有難度，所以該地未能申請電車充電的問題
- 4.本場地停泊有牌私家車，不會在場地進行任何修改車輛。
- 5.附上渠務報告。

Best regards  
sunny

**DRAINAGE PROPOSAL  
(STORMWATER)**

**AT**

**Lots 2813 (Part), 2823 RP (Part),  
2825 (Part) and 2826 (Part) in D.D.  
111 and Adjoining Government  
Land, Pat Heung, Yuen Long,  
New Territories**

**Date : Aug 2025**

**Revision : A**

# **CONTENT**

## **(A) Drainage Proposal**

### **(a) Site Plan**

### **(b) Proposed Drainage Plan**

### **(c) Standard Details for catchpit and hoarding opening**

### **(d) Cross section of existing and proposed ground levels**

### **(e) Existing Site Photo**

### **(f) R to C table**

## **(B) Stormwater Drain Calculation**

### **(a) Stormwater Discharge Calculation**

## **(C) Reference**

### **(a) Storm Water Drainage Manual**

### **(b) Hydraulic Research Paper 8th Edition Table A16**



本摘要圖於2025年4月22日擬備  
所根據的資料為測量圖編號  
6-NE-9D 及 14B  
EXTRACT PLAN PREPARED ON 22.4.2025  
BASED ON SURVEY SHEETS No.  
6-NE-9D & 14B

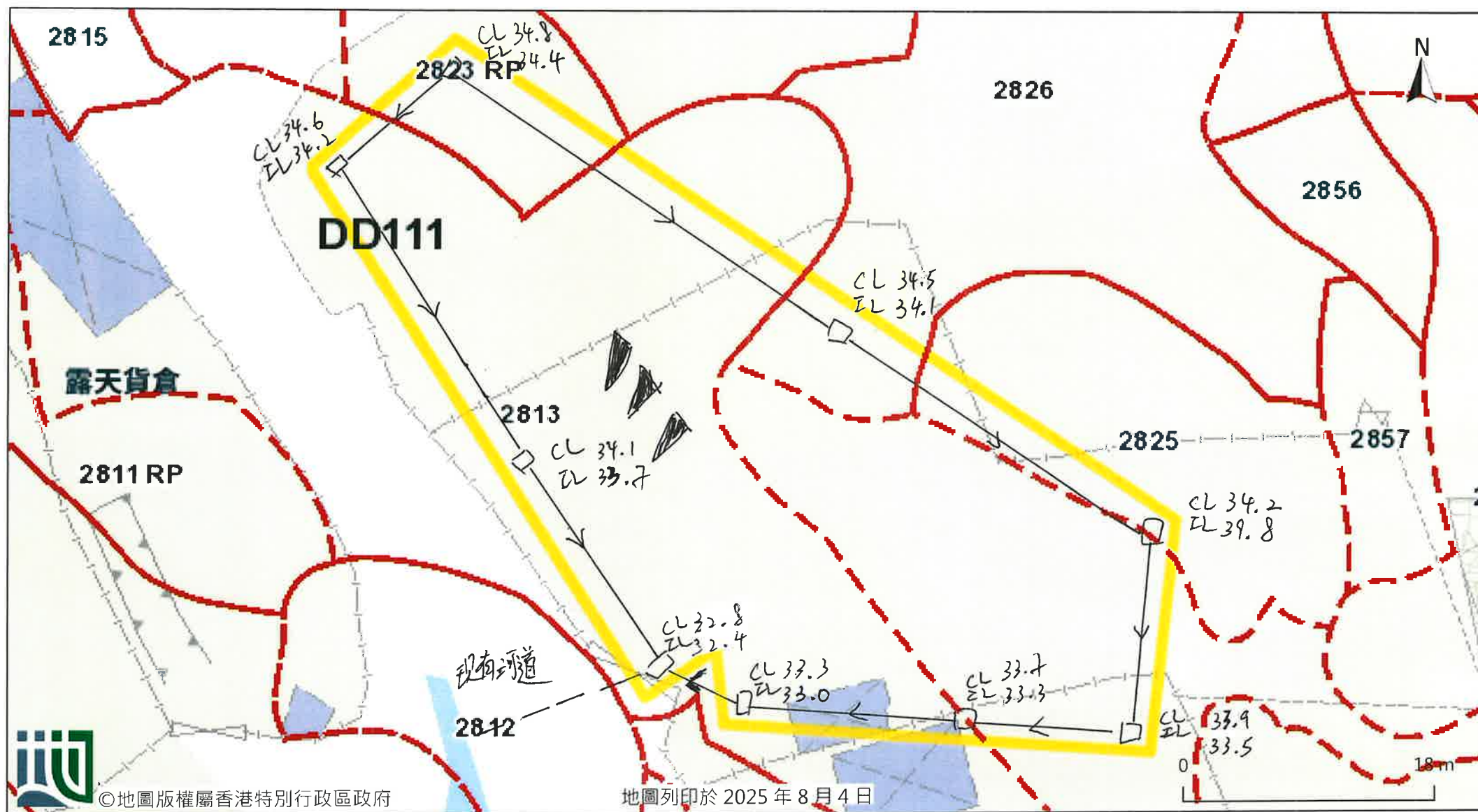
(a)

## 平面圖 SITE PLAN

申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

參考編號  
REFERENCE No.

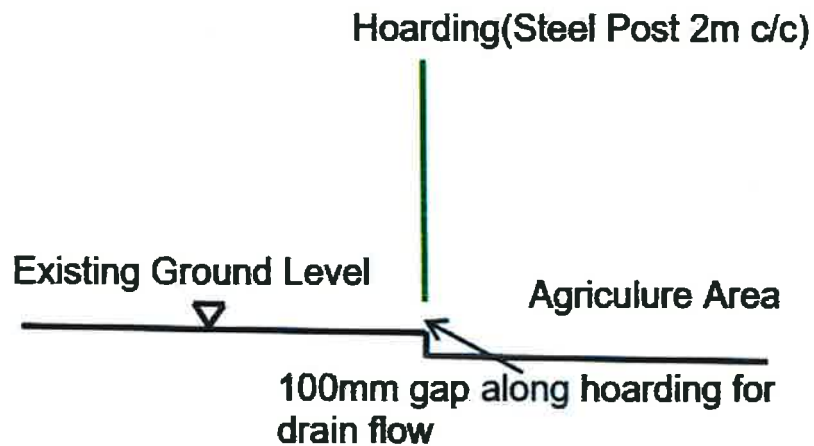
A/YL-PH/1063



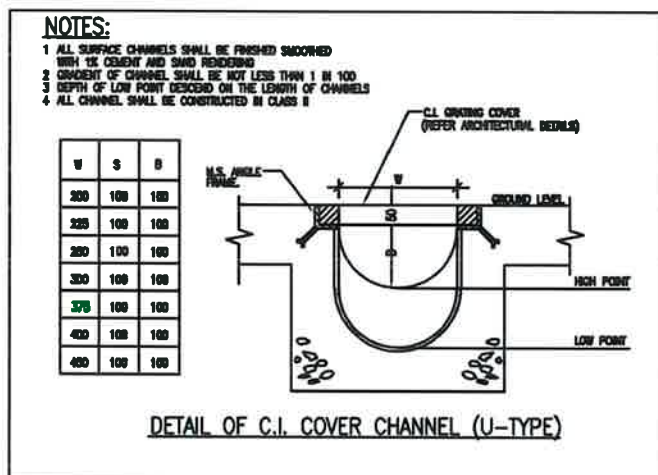


### (c) Standard Details for catchpit and hoarding opening

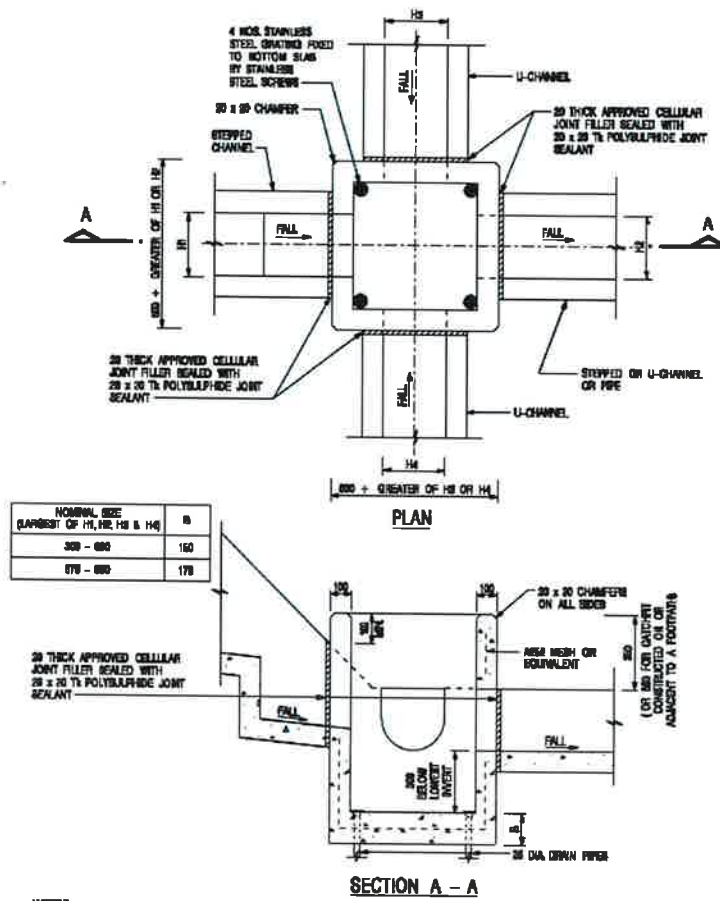
Typical details for along hoarding



Standard Details for Proposed U channel



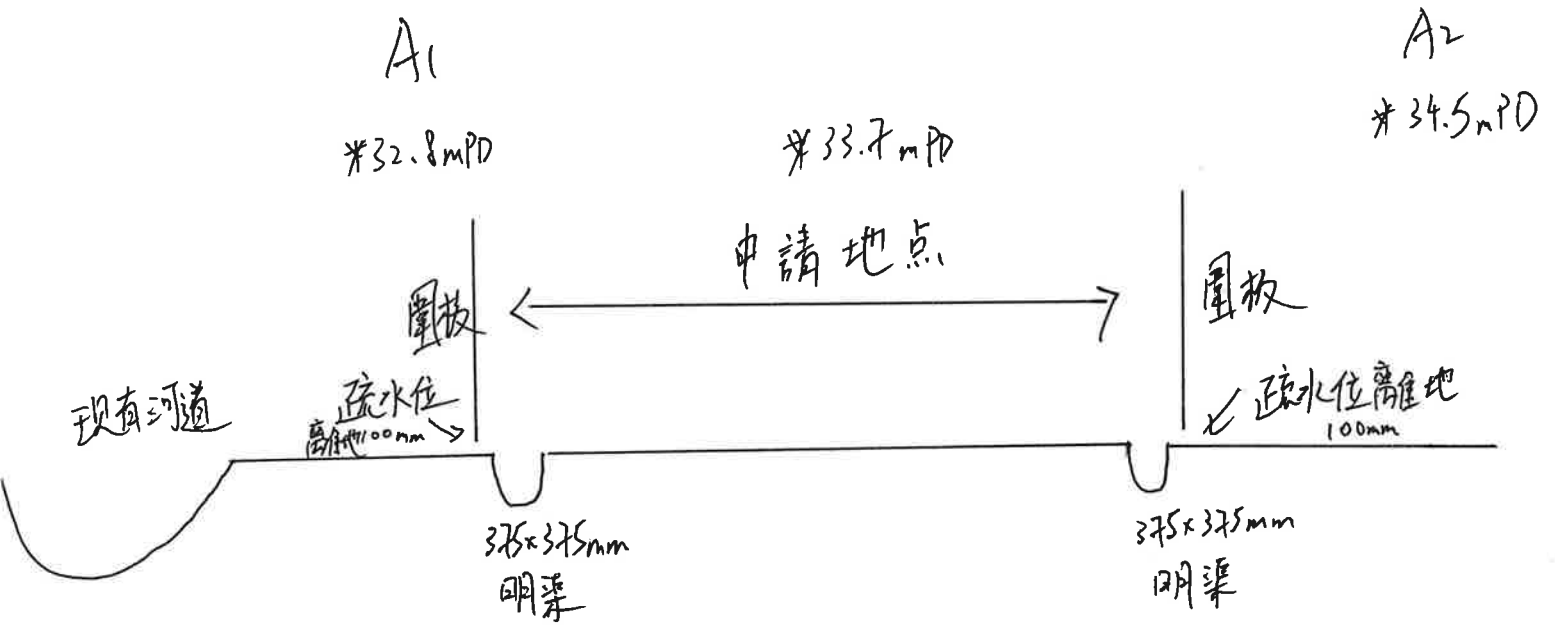
# Standard Details for Catch Pit with Sand Trap



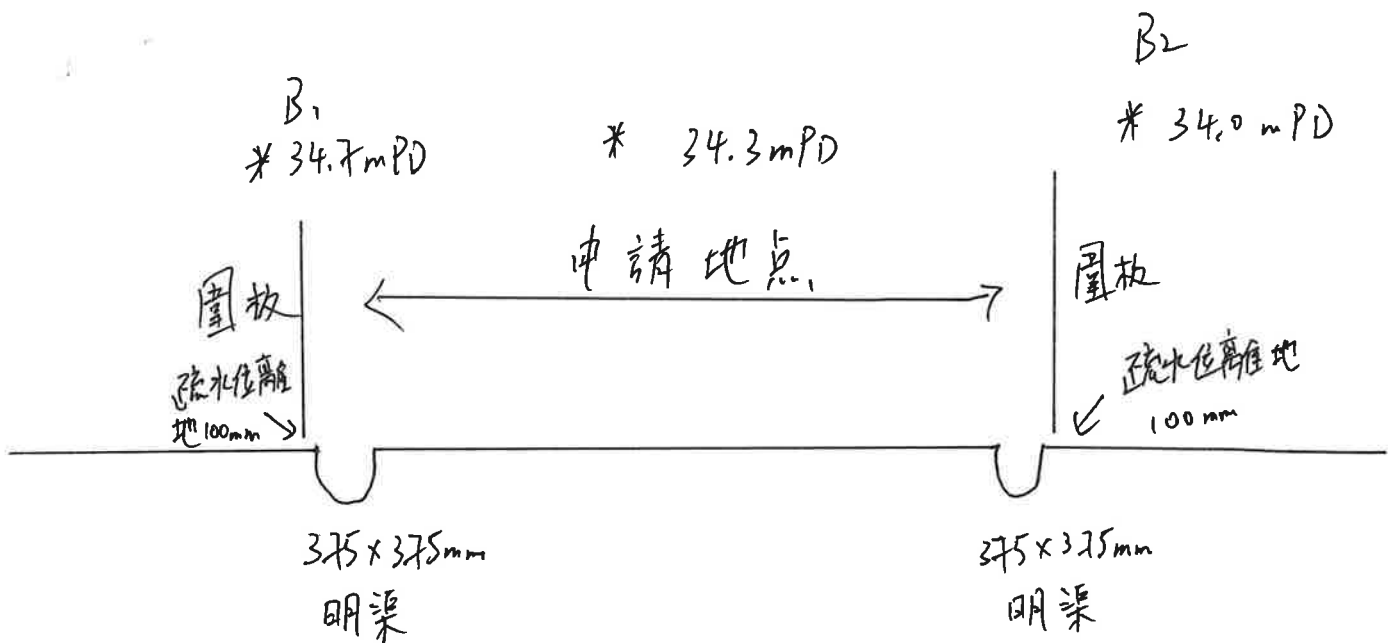
## NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET B FOR OTHER NOTES.

# ld) Cross section of existing and proposed ground levels



A1 - A2 橫切面圖



B1 - B2 橫切面圖

**(e)Existing Site Photo**









## **(B)Stormwater Drain Calculation**

### **(a)Stormwater Discharge Calculation**

(i) Design Date

Return year : 1 in 50 years

Run off coefficient :  $C = 1.0$

Approximate Catchment = 1610m<sup>2</sup>

Duration : 5 min

The Rational Method

Estimation of Storm water run-off,  $Q=0.278 \times C \times i \times A$

Where  $Q$  = Peak run-off in m<sup>3</sup>/s

$C$  = Run-off coefficient

$i$  = Rainfall intensity in mm/hr

$A$  = Area of catchment in m<sup>2</sup>

(ii) Rainfall Intensity Referring to Stormwater Drainage Manual (SDM) :

The delineation of Rainfall zones = HKO Headquarters

(Refer to SDM, Figure 3)

The rainfall intensity = 218 mm/h (Refer to SDM, Table 2a)

Rainfall Increase due to Climate Change.

The rainfall increase = End of 21st Century = 16% (Refer to SDM, Table 28)

Rainfall Increase due to Design Allowance.

The rainfall increase = End of 21st Century = 12.1% (Refer to SDM, Table 31)

Therefore, the rainfall increase = 218mm/h x (16%+12.1%)

= 61.258mm/h

= 218mm/h + 61.258mm/h = 279.258mm/h

(iii) Maximum run-off from the discharge point

For Domestic structure:

$Q_p = 0.278 \times 1 \times 279.258 \times 1610 \times 10^{-6}$

=0.1249m/s

=124.9 L/s

300 mm U channel with gradient 1 in 100 at velocity at 2.097 m/s, can accommodate for 231.63 L/s (Please refer Appendix b).

Drainage Capacity 231.63L/s > 124.9L/s

(53.9% Capacity Occupied)

(with over 10% reduction in flow area)

## **(C) Reference**

### **a) Storm Water Drainage Manual**

# STORMWATER DRAINAGE MANUAL

*Update in the fifth edition highlighted in blue*

*Planning, Design and Management*

*Fifth Edition, January 2018*

DRAINAGE SERVICES DEPARTMENT

*Government of the Hong Kong  
Special Administrative Region*





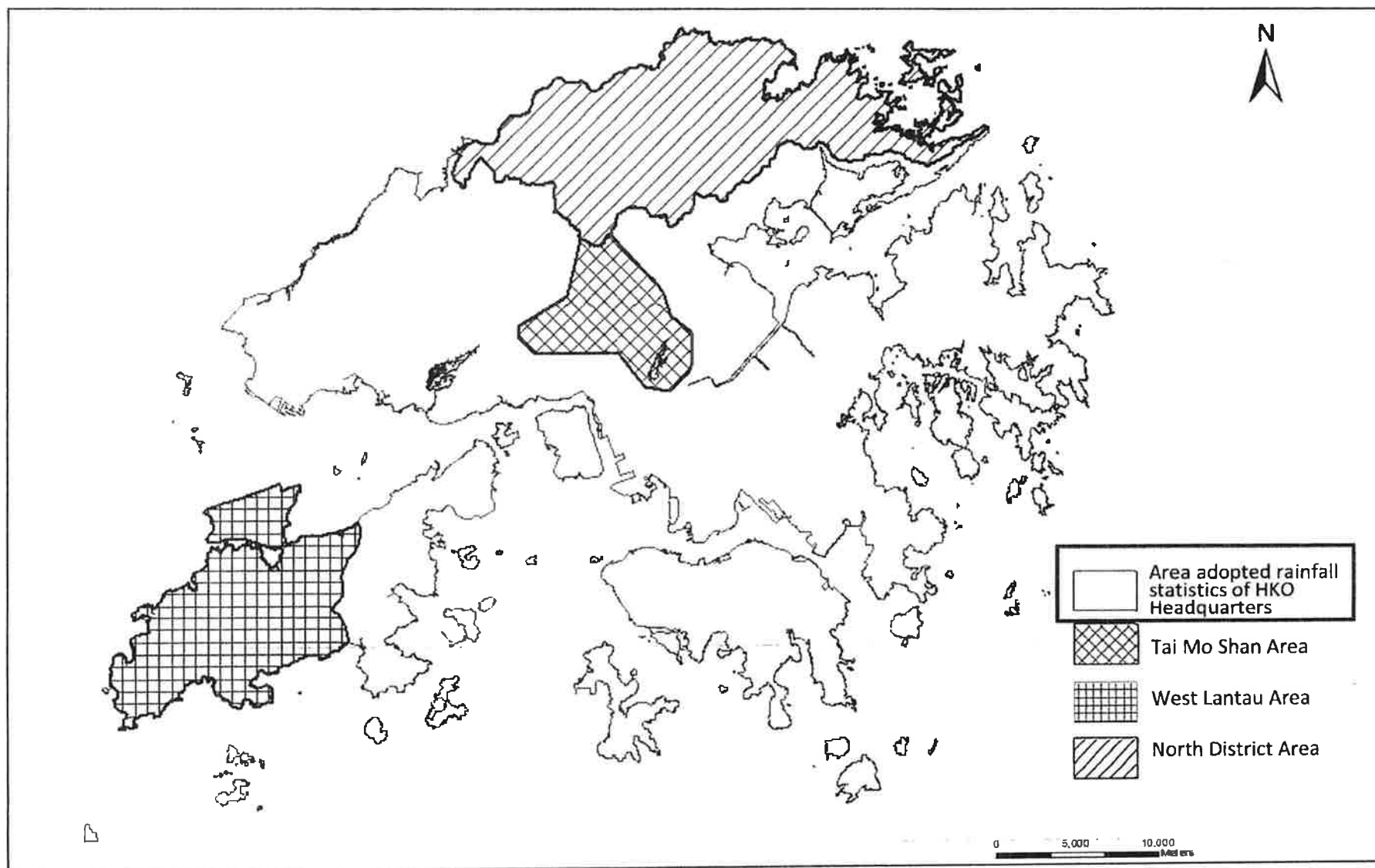


Figure 3 Delineation of Rainfall Zones

Table 2a – Intensity-Duration-Frequency (IDF) Relationship of HKO Headquarters  
for durations not exceeding 240 minutes

Duration (min)	Parameters			Extreme Intensity $x$ (mm/h) for various Return Periods T(year)								
	$\xi$ (mm/h)	$\alpha$	$\kappa$	2	5	10	20	50	100	200	500	1000
240**	26.00	9.30	-0.009	29.4	40.0	47.1	54.0	62.9	69.7	76.4	85.4	92.2
120++	43.79	14.56	0.081	49.1	64.4	73.7	82.2	92.5	99.7	107	115	121
60++	64.42	19.34	0.092	71.4	91.5	104	115	128	137	145	156	163
30++	84.48	20.28	0.141	91.7	112	124	134	145	153	160	168	174
15++	106.47	21.34	0.157	114	135	147	157	169	176	183	191	197
10	*122.53	*24.90	*0.198	131	155	168	179	190	198	204	212	216
5	*145.27	*28.54	*0.235	155	181	195	206	218	226	232	239	243
2	*175.33	*34.18	*0.285	187	217	232	244	256	263	269	275	279
1	*198.07	*39.17	*0.322	212	245	261	273	285	292	298	303	307
0.50	*220.81	*44.90	*0.360	236	273	290	303	315	322	327	332	335
0.25+++	244.85	52.05	0.404	263	303	322	335	347	354	359	363	366

**Notes:**

1. For interpolation/extrapolation,  $x = \xi + \left(\frac{\alpha}{\kappa}\right) \left\{1 - \left[-\log\left(\frac{T-1}{T}\right)\right]^\kappa\right\}$
2. ++ based on continuous rainfall recorded at HKO Headquarters (1947 – 2014)
3. +++ based on Jardi rate-of-rainfall records at King's Park (1952 – 2014)
4. \* interpolated data
5. \*\* based on hourly rainfall records at HKO Headquarters (1884 – 1939; 1947 – 2014)

- (k) Table 28  
Rainfall  
Increase due  
to Climate  
Change

**Replace the table with the following:**

Table 28 – Rainfall Increase due to Climate Change

	Rainfall Increase
Mid 21 <sup>st</sup> Century	11.1%
End of 21 <sup>st</sup> Century	16.0%

Notes:

1. The rainfall increase is relative to the average of 1995-2014.
2. Mean projection values are adopted in the table.
3. Mid 21<sup>st</sup> century refers to years 2041 – 2060; end of 21<sup>st</sup> century refers to years 2081 – 2100.

- (l) Table 29  
Mean Sea  
Level Rise due  
to Climate  
Change

**Add the following table:**

Table 29 – Mean Sea Level Rise due to Climate Change

	Mean Sea Level Rise
Mid 21 <sup>st</sup> Century	0.20 m
End of 21 <sup>st</sup> Century	0.47 m

Notes:

1. The mean sea level rise is relative to the average of 1995-2014.
2. Median projection values are adopted in the table.
3. Mid 21<sup>st</sup> century refers to period around 2050; end of 21<sup>st</sup> century refers to period around 2090.

- (m) Table 30  
Storm Surge  
Increase due  
to Climate  
Change

**Add the following table:**

Table 30 – Storm Surge Increase due to Climate Change

Table 30a Storm Surge Increase in Mid 21<sup>st</sup> Century

Return Period (Years)	North Point/ Quarry Bay (m)	Tai Po Kau (m)	Tsim Bei Tsui (m)	Tai O (m)
2	0.04	0.05	0.05	0.03
5	0.05	0.07	0.06	0.05
10	0.06	0.08	0.08	0.05
20	0.07	0.10	0.09	0.06
50	0.08	0.13	0.11	0.08
100	0.09	0.15	0.12	0.09
200	0.10	0.17	0.13	0.10

Notes: Mid 21<sup>st</sup> century refers to period around 2050.

*Table 30b Storm Surge Increase in End of 21<sup>st</sup> Century*

<b>Return Period (Years)</b>	<b>North Point/ Quarry Bay (m)</b>	<b>Tai Po Kau (m)</b>	<b>Tsim Bei Tsui (m)</b>	<b>Tai O (m)</b>
2	0.06	0.09	0.09	0.06
5	0.09	0.14	0.12	0.09
10	0.10	0.17	0.15	0.10
20	0.12	0.20	0.17	0.12
50	0.14	0.25	0.20	0.14
100	0.16	0.29	0.23	0.16
200	0.18	0.34	0.26	0.18

Notes: End of 21<sup>st</sup> century refers to period around 2090.

- (n) Table 31  
Design  
Allowance

**Add the following table:**

*Table 31 Design Allowance in End of 21<sup>st</sup> Century*

<b>Rainfall Increase</b>	<b>Extreme Sea Level Rise (Sum of Mean Sea Level Rise and Storm Surge Increase)</b>				
	<b>Return Period (Years)</b>	<b>North Point/ Quarry Bay (m)</b>	<b>Tai Po Kau (m)</b>	<b>Tsim Bei Tsui (m)</b>	<b>Tai O (m)</b>
<b>12.1%</b>	2	0.20	0.22	0.20	0.19
	5	0.21	0.24	0.22	0.20
	10	0.22	0.25	0.23	0.21
	20	0.22	0.27	0.23	0.22
	50	0.24	0.29	0.25	0.22
	100	0.24	0.31	0.26	0.23
	200	0.25	0.34	0.27	0.24

Note:

- End of 21<sup>st</sup> century refers to period around 2090.
- Design allowance was derived from the projection difference (median values) between very high greenhouse gas emissions scenario [SSP5-8.5] and intermediate greenhouse gas emissions scenario [SSP2-4.5]. For design allowance in mid 21<sup>st</sup> century, designers can make reference to the table as shown in Appendix 2.

- (o) Appendices 1  
and 2

**Add Appendices 1 and 2 in the following pages:**

*Table 30b Storm Surge Increase in End of 21<sup>st</sup> Century*

<b>Return Period (Years)</b>	<b>North Point/ Quarry Bay (m)</b>	<b>Tai Po Kau (m)</b>	<b>Tsim Bei Tsui (m)</b>	<b>Tai O (m)</b>
2	0.06	0.09	0.09	0.06
5	0.09	0.14	0.12	0.09
10	0.10	0.17	0.15	0.10
20	0.12	0.20	0.17	0.12
50	0.14	0.25	0.20	0.14
100	0.16	0.29	0.23	0.16
200	0.18	0.34	0.26	0.18

Notes: End of 21<sup>st</sup> century refers to period around 2090.

(n) Table 31  
Design  
Allowance

**Add the following table:**

*Table 31 Design Allowance in End of 21<sup>st</sup> Century*

<b>Rainfall Increase</b>	<b>Extreme Sea Level Rise (Sum of Mean Sea Level Rise and Storm Surge Increase)</b>				
	<b>Return Period (Years)</b>	<b>North Point/ Quarry Bay (m)</b>	<b>Tai Po Kau (m)</b>	<b>Tsim Bei Tsui (m)</b>	<b>Tai O (m)</b>
<b>12.1%</b>	2	0.20	0.22	0.20	0.19
	5	0.21	0.24	0.22	0.20
	10	0.22	0.25	0.23	0.21
	20	0.22	0.27	0.23	0.22
	50	0.24	0.29	0.25	0.22
	100	0.24	0.31	0.26	0.23
	200	0.25	0.34	0.27	0.24

Note:

1. End of 21<sup>st</sup> century refers to period around 2090.
2. Design allowance was derived from the projection difference (median values) between very high greenhouse gas emissions scenario [SSP5-8.5] and intermediate greenhouse gas emissions scenario [SSP2-4.5]. For design allowance in mid 21<sup>st</sup> century, designers can make reference to the table as shown in Appendix 2.

(o) Appendices 1  
and 2

**Add Appendices 1 and 2 in the following pages:**



- (b)  $\Delta$  values. Common  $\Delta$  values are given in the following table:

<u>Material</u>	<u><math>\Delta</math></u>
dense sand, gravel	1.65
concrete	1.2 to 1.4
asphalt concrete	1.3 to 1.4
granite	1.5 to 2.1

- (c)  $K_\beta$  values.  $K_\beta$  adjusts for reduced shear stress on the bank and reduced stabilizing forces due to side slope. This factor is not applicable to the bed, for which a factor of 1 can be assumed.

$$K_\beta = \sqrt{1 - \frac{\sin^2 \beta}{\sin^2 \phi} \frac{1}{0.8}}$$

where  $\beta$  = side slope of river bank in degrees  
 $\phi$  = angle of repose in degrees

- (d)  $K_\gamma$  values. Lane suggested the following table for  $K_\gamma$  to account for river sinuosity:

<u>Degree of Sinuosity</u>	<u><math>K_\gamma</math></u>
straight canal	1.00
slightly sinuous river	0.90
moderately sinuous river	0.75
very sinuous river	0.60

The sizing of armouring stones for wave resistance in the estuarine reach of drainage channels can be carried out in accordance with guidelines in CED (1996).

### 9.3 VELOCITY DESIGN IN CHANNELS AND PIPES

Deposition of sediment in stormwater channels and pipes is inevitable and suitable allowance should be made in the design. For the permissible degradation between desilting cycles, the following guideline is proposed to take into account the effects to flow capacity due to materials deposited on the bed:

- (a) 5% reduction in flow area if the gradient is greater than 1 in 25.  
 (b) 10% reduction in flow area in other cases

## **(C) Reference**

**b) Hydraulic Research Paper 8th  
Edition Table A16**

**A16**

(p.5 of 6)

$k_s = 0.150 \text{ mm}$   
 $S = 0.01000 \text{ to } 0.03000$

Water (or sewage) at  $15^\circ\text{C}$ ;  
 full bore conditions.

ie hydraulic gradient =  
 1 in 100 to 1 in 33.3

velocities in  $\text{ms}^{-1}$   
 discharges in litres/sec

Gradient	(Equivalent) Pipe diameters in mm													
	150	200	225	250	275	300	350	375	400	450	500	525	600	630
0.01000	1.173	1.411	1.521	1.626	1.726	1.824	2.009	2.097	2.183	2.349	2.508	2.584	2.806	2.892
1/ 100	20.728	44.321	60.461	79.798	102.55	128.91	193.26	231.63	274.36	373.61	492.36	559.44	793.39	901.35
0.01050	1.203	1.447	1.559	1.667	1.770	1.870	2.060	2.150	2.238	2.408	2.571	2.649	2.877	2.964
1/ 95	21.259	45.450	61.999	81.825	105.15	132.18	198.15	237.48	281.29	383.03	504.76	573.53	813.34	924.01
0.01100	1.232	1.482	1.597	1.707	1.813	1.915	2.109	2.202	2.292	2.466	2.632	2.713	2.946	3.035
1/ 91	21.777	46.554	63.501	83.805	107.69	135.37	202.93	243.20	288.06	392.24	516.87	587.28	832.82	946.13
0.01150	1.261	1.516	1.634	1.747	1.855	1.959	2.158	2.253	2.345	2.523	2.693	2.775	3.013	3.105
1/ 87	22.284	47.633	64.970	85.741	110.17	138.49	207.59	248.79	294.67	401.23	528.71	600.73	851.87	967.75
0.01200	1.289	1.550	1.670	1.785	1.896	2.002	2.205	2.302	2.396	2.578	2.752	2.836	3.079	3.172
1/ 83	22.781	48.688	66.408	87.635	112.60	141.54	212.16	254.26	301.14	410.03	540.30	613.89	870.50	988.92
0.01250	1.317	1.583	1.706	1.823	1.936	2.045	2.252	2.351	2.447	2.632	2.810	2.895	3.143	3.239
1/ 80	23.267	49.722	67.816	89.491	114.98	144.53	216.63	259.61	307.48	418.65	551.65	626.78	888.76	1009.6
0.01300	1.344	1.615	1.740	1.860	1.975	2.086	2.297	2.398	2.496	2.685	2.866	2.954	3.207	3.304
1/ 77	23.743	50.736	69.196	91.309	117.32	147.46	221.02	264.86	313.70	427.11	562.77	639.41	906.65	1030.0
0.01350	1.370	1.647	1.774	1.896	2.014	2.127	2.342	2.445	2.545	2.738	2.922	3.011	3.269	3.368
1/ 74	24.211	51.731	70.550	93.094	119.61	150.33	225.32	270.02	319.79	435.40	573.68	651.80	924.20	1049.9
0.01400	1.396	1.678	1.808	1.932	2.052	2.167	2.386	2.491	2.592	2.789	2.976	3.067	3.330	3.431
1/ 71	24.670	52.707	71.880	94.846	121.86	153.16	229.54	275.07	325.78	443.53	584.40	663.97	941.43	1069.5
0.01450	1.422	1.708	1.841	1.967	2.089	2.206	2.429	2.536	2.639	2.839	3.030	3.122	3.389	3.492
1/ 69	25.121	53.667	73.186	96.567	124.07	155.93	233.69	280.04	331.66	451.53	594.92	675.92	958.36	1088.7
0.01500	1.447	1.738	1.873	2.002	2.125	2.245	2.471	2.580	2.685	2.888	3.083	3.177	3.448	3.553
1/ 67	25.564	54.609	74.470	98.258	126.24	158.65	237.77	284.92	337.44	459.39	605.27	687.67	974.99	1107.6
0.01600	1.496	1.797	1.936	2.069	2.197	2.320	2.554	2.666	2.775	2.985	3.185	3.283	3.563	3.671
1/ 63	26.429	56.450	76.975	101.56	130.47	163.97	245.73	294.45	348.71	474.72	625.45	710.59	1007.5	1144.4
0.01700	1.543	1.854	1.997	2.134	2.266	2.393	2.634	2.750	2.862	3.078	3.285	3.385	3.674	3.786
1/ 59	27.268	58.234	79.404	104.76	134.58	169.13	253.44	303.69	359.64	489.59	645.02	732.81	1038.9	1180.2
0.01800	1.589	1.909	2.056	2.197	2.333	2.464	2.712	2.831	2.946	3.169	3.382	3.485	3.783	3.897
1/ 56	28.082	59.966	81.762	107.87	138.57	174.14	260.93	312.66	370.26	504.02	664.02	754.39	1069.5	1214.9
0.01900	1.634	1.962	2.114	2.259	2.398	2.532	2.788	2.910	3.029	3.257	3.476	3.582	3.888	4.005
1/ 53	28.875	61.651	84.057	110.89	142.45	179.01	268.21	321.38	380.58	518.06	682.49	775.37	1099.2	1248.6
0.02000	1.678	2.015	2.170	2.319	2.462	2.600	2.862	2.987	3.109	3.343	3.568	3.676	3.990	4.111
1/ 50	29.647	63.293	86.291	113.83	146.22	183.75	275.31	329.88	390.64	531.74	700.49	795.81	1128.2	1281.5
0.02100	1.720	2.066	2.225	2.378	2.524	2.665	2.933	3.062	3.187	3.427	3.657	3.768	4.090	4.214
1/ 47.6	30.400	64.894	88.471	116.71	149.91	188.38	282.23	338.17	400.45	545.08	718.05	815.75	1156.4	1313.5
0.02200	1.762	2.115	2.279	2.435	2.584	2.729	3.004	3.135	3.263	3.509	3.744	3.858	4.187	4.314
1/ 45.5	31.135	66.458	90.600	119.51	153.51	192.89	288.99	346.26	410.03	558.10	735.19	835.22	1184.0	1344.9
0.02300	1.803	2.164	2.331	2.491	2.644	2.791	3.072	3.207	3.337	3.589	3.830	3.946	4.283	4.412
1/ 43.5	31.854	67.986	92.681	122.25	157.03	197.31	295.60	354.17	419.38	570.83	751.95	854.25	1210.9	1375.5
0.02400	1.842	2.212	2.382	2.545	2.702	2.853	3.140	3.277	3.410	3.668	3.913	4.032	4.376	4.508
1/ 41.7	32.557	69.482	94.716	124.94	160.47	201.63	302.07	361.91	428.56	583.29	768.35	872.88	1237.3	1405.4
0.02500	1.881	2.258	2.432	2.599	2.758	2.912	3.205	3.345	3.482	3.744	3.995	4.116	4.467	4.603
1/ 40.0	33.247	70.947	96.712	127.56	163.84	205.87	308.40	369.50	437.53	595.50	784.42	891.12	1263.1	1434.7
0.02600	1.920	2.304	2.482	2.651	2.814	2.971	3.270	3.413	3.552	3.819	4.075	4.199	4.557	4.695
1/ 38.5	33.922	72.384	98.668	130.14	167.15	210.02	314.61	376.93	446.33	607.46	800.16	909.00	1288.4	1463.5
0.02700	1.957	2.349	2.530	2.703	2.869	3.029	3.333	3.479	3.620	3.893	4.154	4.280	4.645	4.785
1/ 37.0	34.585	73.793	100.59	132.67	170.39	214.09	320.70	384.22	454.96	619.19	815.60	926.54	1313.3	1491.7
0.02800	1.994	2.393	2.577	2.753	2.922	3.085	3.395	3.544	3.688	3.966	4.231	4.360	4.731	4.874
1/ 35.7	35.235	75.176	102.47	135.15	173.57	218.08	326.67	391.36	463.43	630.71	830.77	943.75	1337.7	1519.4
0.02900	2.030	2.436	2.624	2.803	2.975	3.141	3.456	3.607	3.754	4.037	4.307	4.438	4.816	4.961
1/ 34.5	35.875	76.535	104.32	137.59	176.70	222.01	332.55	398.41	471.75	642.03	845.66	960.67	1361.6	1546.6
0.03000	2.066	2.479	2.669	2.852	3.027	3.195	3.516	3.670	3.819	4.107	4.381	4.515	4.899	5.047
1/ 33.3	36.503	77.871	106.14	139.98	179.77	225.87	338.32	405.32	479.93	653.15	860.30	977.29	1385.1	1573.3
	0.83	0.85	0.85	0.86	0.86	0.87	0.88	0.88	0.89	0.89	0.90	0.90	0.91	0.91

$V_{(0.5)\text{medial}}$  for half-full circular pipes.

$k_s = 0.150 \text{ mm}$   $S = 0.01000 \text{ to } 0.03000$

**Previous Applications involving the Site**

**Rejected Applications**

	<b>Application No.</b>	<b>Proposed Uses/Developments</b>	<b>Date of Consideration (RNTPC)</b>	<b>Rejection Reasons</b>
1.	A/YL-PH/209	Temporary Open Storage of Construction Machinery and Containers for Repair for a Period of 12 Months	28.8.1998	(1) to (3)
2.	A/YL-PH/629	Proposed Temporary Open Storage of Used Cars and Vehicle Parts for Recycling for a Period of 3 Years	6.12.2011	(1) to (4)

**Rejection Reasons**

- (1) The proposed development was not in line with the planning intentions of the “Agriculture” and “Village Type Development” zones.
- (2) The proposed development did not comply with the Town Planning Guidelines for Application for Open Storage and Port Back-up Uses.
- (3) Approval of the application would set an undesirable precedent for other similar applications. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.
- (4) The proposed development might generate adverse environmental, landscape and drainage impacts, and no technical assessment had been submitted to demonstrate that the proposed development would not pose any adverse impacts to the surrounding areas or to propose mitigation measures to address the potential issues.

**Similar Applications within/partially within the “Agriculture” Zone  
in the Vicinity of the Site in the Past Five Years**

**Approved Applications**

	<b>Application No.</b>	<b>Zoning</b>	<b>Proposed Uses/Developments</b>	<b>Date of Consideration (RNTPC)</b>
1.	A/YL-PH/976	“AGR”, ”R(D)”	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years and Filling of Land	8.12.2023
2.	A/YL-PH/1028	“AGR”	Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years and Associated Filling of Land	4.10.2024
3.	A/YL-PH/1044	“AGR”	Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years and Associated Filling of Land	28.2.2025
4.	A/YL-PH/1046	“AGR”	Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years and Associated Filling of Land	28.2.2025
5.	A/YL-PH/1060	“AGR”, “V”	Proposed Temporary Private Vehicle Park (Private Cars Only) and Associated Filling of Land for a Period of 3 Years	23.5.2025



**Government Departments' General Comments**

**1. Traffic**

Comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD):

- no in-principle objection on the application from highways maintenance perspective; and
- advisory comments are at **Appendix V**.

**2. Environment**

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- no substantiated environmental complaint concerning the Site received in the past three years; and
- advisory comments are at **Appendix V**.

**3. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in principle to the application from public drainage point of view;
- should the application be approved, approval conditions requiring the submission of a revised drainage proposal, and implementation and maintenance of the drainage facilities for the development should be included in the planning permission; and
- advisory comments are at **Appendix V**.

**4. Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations being provided to the satisfaction of his department; and
- advisory comments are at **Appendix V**.

## 5. **Landscape Aspect**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment on the application from landscape planning perspective;
- with reference to the aerial photo of December 2024, the Site is located in a rural inland plain landscape character comprising temporary structures, open storages, village houses, vacant lands and scattered tree groups;
- with reference to the site inspection conducted in May 2025, the Site has been cleared and compacted/hard-paved with a temporary structure near the entrance. A few trees/vegetation are observed along the southeastern periphery of the Site. The proposed use is considered not incompatible with the landscape setting in the proximity. Significant adverse landscape impact within the Site from the proposed use is not anticipated; and
- advisory comments are at **Appendix V**.

## 6. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application; and
- advisory comments are at **Appendix V**.

## 7. **District Office's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department:

- no particular comment on the application and no comment received from the locals upon close of consultation.

## 8. **Other Departments**

The following government departments have no objection to/no adverse comment/no comment on the application:

- Chief Engineer/Construction, Water Supplies Department;
- Chief Engineer/Railway Development 1-1, HyD; and
- Project Manager (West), Civil Engineering and Development Department.

**Recommended Advisory Clauses**

- (a) failure to reinstate the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (b) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s);
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
  - (i) there is/are unauthorized structure(s) on Lot No. 2813 in D.D. 111 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD; and
  - (ii) the lot owner(s) shall apply to his office for a Short Term Waiver (STW) and/or Short Term Waiver (STT) to permit the structure(s) erected within the said private lot(s) and the occupation of the Government land (GL). The application(s) for STW and/or STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and/or STT, if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use in temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport that:
  - (i) the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
  - (ii) sufficient manoeuvring space shall be provided within the Site; and
  - (iii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
  - (i) the Site involves GL which is not under HyD's maintenance purview;
  - (ii) HyD shall not be responsible for the maintenance of proposed access connecting the Site including the local track; and
  - (iii) adequate drainage measures should be provided to prevent surface water running

from the Site to nearby public road and drains;

- (f) to note the comments of the Director of Environmental Protection that:
  - (i) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
  - (ii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs), in particular the ProPECC PN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department';
  - (iii) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
  - (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
  - (i) the detailed comments on the drainage proposal previously provided to the applicant shall be taken into account in the revised drainage proposal;
  - (ii) the proposed use should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. and
  - (iii) the existing drainage streamcourse/channel of the proposed discharge point is not maintained by his Department. The applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek the LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land outside the Site;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
  - (i) with regard to the submitted fire service installations proposal, the standards and specifications of the proposed emergency lighting and exit signs shall be demonstrated in form of FS Notes; and
  - (ii) if the proposed structure is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant shall seek comments and approval of any proposed tree works from the relevant department prior to the commencement of the works; and

- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) it is noted that one structure and associated filling of land are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - (iv) if the existing structure is erected on leased land without the approval of the BA, it is UBW under the BO and should not be designated for any proposed use under the captioned application;
  - (v) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
  - (vii) detailed checking under the BO will be carried out at the building plan submission stage.



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

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**From:**  
**Sent:** 2025-05-15 星期四 04:37:12  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-PH/1063 DD 111 Wang Yoi Shan

A/YL-PH/1063

Lots 2813 (Part), 2823 RP (Part), 2825 (Part) and 2826 (Part) in D.D. 111 and Adjoining Government Land, Pat Heung

Site area: About 1,610sq.m Includes Government Land of about 465sq.m

Zoning: "Agriculture"

Applied use: 30 Private Vehicle Park / **Filling of Land**

Dear TPB Members,

Members should question the proposed use. The site is located some distance from the village so it is unlikely that it would be a popular choice for parking of resident's vehicles.

It is therefore more likely that the true intention is brownfield use.

Application 827 was withdrawn. Members should request images of the actual operation to determine what is going on.

Mary Mulvihill

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**From:**  
**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Date:** Friday, 3 January 2020 2:59 AM HKT  
**Subject:** A/YL-PH/827 DD 111 Wang Yoi Shan

A/YL-PH/827

Lots 2812 (Part), 2813 (Part), 2820 (Part), 2822 (Part), 2823 S.A (Part), 2823 RP (Part), 2825 (Part), 2826 (Part), 2857 (Part), 2858 (Part), 2878 (Part), 2879 (Part) and Adjoining Government Land in D.D. 111, Wang Toi Shan, Yuen Long

Site area : About 2,970.28sq.m Includes Government Land of about 477.36sq.m

Zoning : "Agriculture"

Applied use: Warehouse / 5 Vehicle Parking

Dear TPB Members,

The Wang Toi Shan area said goodbye to Agriculture decades ago. The district is full of brownfield.

This is obviously to legitimize an existing brownfield operation.

What is the vision for the district?

Mary Mulvihill



嘉道理農場暨植物園公司  
Kadoorie Farm & Botanic Garden Corporation

The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333, Java Road, North Point,  
Hong Kong.  
(Email: tpbpd@pland.gov.hk)

14th May, 2025.

By email only

Dear Sir/ Madam,

**Proposed Temporary Private Vehicle Park (Private Cars Only) and Associated  
Filling of Land for a Period of 3 Years  
(A/YL-PH/1063)**

1. We refer to the captioned.
2. The government proposed to designate 37 sites as Agricultural Priority Areas (APAs) in early December 2024<sup>1</sup>. One of these proposed APAs is located at Wang Toi Shan<sup>2</sup>. According to the relevant government document<sup>3</sup>, the objective of this APA policy are as follows:
  - *To promote the overall sustainable development and industrial diversification of the local agriculture industry, the Government proposed to delineate some quality farmland as Agricultural Priority Areas (APAs) through administrative means to achieve the policy objective of putting the relevant land into active agricultural use, and to roll out support measures to facilitate long-term active farming use for APAs.*
3. The document<sup>3</sup> also states:

<sup>1</sup> [https://www.afcd.gov.hk/english/agriculture/agr\\_apa/agr\\_apa.html](https://www.afcd.gov.hk/english/agriculture/agr_apa/agr_apa.html)

<sup>2</sup> [https://www.afcd.gov.hk/tc\\_chi/agriculture/agr\\_apa/files/APA\\_Wang\\_Toi\\_Shan.pdf](https://www.afcd.gov.hk/tc_chi/agriculture/agr_apa/files/APA_Wang_Toi_Shan.pdf)

<sup>3</sup> <https://www.legco.gov.hk/yr2024/english/panels/fseh/papers/fseh20241210cb2-1591-1-e.pdf>



- *To implement the proposal on APAs, the Government plans to promulgate a “Policy Statement” to set out, through administrative means, its policy objective of delineating APAs to preserve quality farmland for long-term agricultural development and their relevant locations. This serves to inform the public of the Government’s policy to prioritise agriculture use on the relevant land, and provide a guiding direction for the Government and the private sector on the future planning of the relevant land use.*

4. We urge the Board to investigate with relevant authorities as to whether the current application site is located within one of the proposed APAs (e.g., Wang Toi Shan). If it is not within APA, we also urge the Board to investigate the boundary of the Wang Toi Shan APA and to see how close it is to the current application site, and then to consider with relevant authorities as to whether the proposed use would cause potential impacts to affect this APA. Although the relevant government paper for APA<sup>3</sup> mentions the followings: ‘As for planning applications for non-agricultural use of farmland outside APAs, objections will normally not be raised by AFCD from agricultural perspective’, we still would like the Board to consider our concern as stated above.

5. Finally, we would like the Board to look at a photo extracted from the Town Planning Board Statutory Planning Portal 3 showing the application site and its surroundings (in **Figure 1**). We urge the Board to liaise with relevant authorities as to whether there is ongoing enforcement case/ unauthorised activity/ use within the current application site; if yes, we urge the Board to consider whether it is appropriate to approve the application.

6. We urge the Board to reject the application as it is unlikely to be in line with the planning intention of the Agriculture zone.

7. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden



